

## RENTAL OPPORTUNITIES

Name and Location	Description	Restrictions	Rent	Waiting List	Contact
<b>Lexington Housing Authority:</b>  <b>Countryside Village</b> <i>age 62+ and disabled</i> <b>Greeley Village</b> <i>age 60+ and disabled</i> <b>Vynebrooke Village</b> <i>age 60+ and disabled</i>	<b>Elderly and Young Disabled Housing:</b>  All 1-Bedroom * 60 at Countryside * 100 at Greeley * 48 at Vynebrook	Serves extremely low, very low and low income. Maximum income ≤80% Area median income (AMI)	Rents at 30% of income, utilities included. ( Electric not included at Countryside - but utility allowance is deducted from calculated rent)	<b>Local preference in all LHA housing for people who live or work in Town of Lexington.</b> Also preference for vets and homeless.  Local applicants likely to Wait 1 ½ years.	<b>Lexington Housing Authority (LHA)</b> One Countryside Village, Lexington, MA 02420 <b>781-861-0900</b> <a href="http://www.lexingtonhousingauthority.org">www.lexingtonhousingauthority.org</a> <i>(see website for individual emails)</i>
<b>Lexington Housing Authority:</b> <b>Federal Scattered site Family Housing</b>  <b>State 705-1 Single Family House</b>	17 Federal scattered site family houses 2 2-bedroom 12 3-bedroom 3 4-bedroom  One State Family 4 bedroom house	Serves extremely low, very low and low income. Maximum income ≤80% Area median income (AMI)	Rents are 30% of income, no utilities. (utility allowances deducted from calculated rent)	Local preference wait: 2 BR – 10 to 12 years 3 BR – 4 to 6 years 4 BR – 3 to 4 years  Non-local preference rarely rise to top of list	<b>Lexington Housing Authority</b> One Countryside Village, Lexington, MA 02420 <b>781-861-0900</b> <a href="http://www.lexingtonhousingauthority.org">www.lexingtonhousingauthority.org</a> <i>(see website for individual emails)</i>
<b>Lexington Housing Authority</b>  <b>Parker Manor</b> 314 Bedford Street  <b>Bedford Street</b>	Parker Manor-7 apts. All 2 bedroom units. (one ADA Compliant)  Bedford Street Two-family house 1 2-bedroom 1 3-bedroom	Minimum income of \$38,000. Maximum income ≤80% area median income (AMI)	Rents of approximately \$900 to \$1,000 per month. Utilities are paid separately.	Rarely become available. Units offered to eligible on LHA wait list first, and advertise if necessary.  Non-local preference rarely rise to top of list	<b>Lexington Housing Authority</b> One Countryside Village, Lexington, MA 02420 <b>781-861-0900</b> <a href="http://www.lexingtonhousingauthority.org">www.lexingtonhousingauthority.org</a> <i>(see website for individual emails)</i>
<b>Lexington Housing Authority</b>  <b>Section 8 Vouchers</b>	Administers 68 HUD Section 8 vouchers.  LHA encourages income eligible to apply.	Serves extremely low, very low and low income. Maximum income ≤80% Area median income (AMI)	Voucher holders typically pay 30% of income for rent and utilities. LHA pays remainder of fair market rent via housing assistance directly to landlord.	Up to 7 years wait for person/family with local preference.  Non-local preference rarely rise to top of list	<b>Lexington Housing Authority</b> One Countryside Village, Lexington, MA 02420 <b>781-861-0900</b> <a href="http://www.lexingtonhousingauthority.org">www.lexingtonhousingauthority.org</a> <i>(see website for individual emails)</i>

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Updated Dec. 2012

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<b>Avalon at Lexington</b>  100 Lexington Ridge Drive	198 rental apts. of which 56 are affordable  * 10 1-bedrooms * 39 2-bedrooms * 17 3- bedrooms	<b>56 affordable apts.</b> * 40 at ≤50% AMI * 16 at ≤80% AMI	Rent plus separately paid utilities. 2012: Low income rents: 2-br \$862/mo 3-br \$968/mo Mod. Income rents: 1-br \$1,037/mo 2-br \$1,223/mo	Waiting lists for all unit sizes.  Once on the waitlist, a wait of 2 to 3 years is likely.	<b>Avalon at Lexington</b> 100 Lexington Ridge Drive, Lexington, MA 02421 <b>866-429-1366</b> <a href="mailto:alexington@avalonbay.com">alexington@avalonbay.com</a> <b>Error! Hyperlink reference not valid.</b>
<b>Avalon at Lexington Hills</b>  1000 Main Campus Drive	387 rental apts. of which 97 are affordable  * 27 1- bedrooms * 64 2-bedrooms * 6 3-bedrooms	<b>97 Affordable apts.</b> serving ≤80% AMI	Rent plus separately paid utilities. 2012:  1-br \$1,097 2-br \$1,241 3-br \$1,412	Waiting lists for all unit sizes. Once on the waitlist, a wait of:  3 years for 1 br 18 – 22 mo. for 2 br 4 years for 3 br	<b>Avalon at Lexington Hills</b> 1000 Main Campus Drive Lexington, MA 02421 <b>866-912-6829</b> <a href="mailto:avalonatlexingtonhills@avalonbay.com">avalonatlexingtonhills@avalonbay.com</a> <a href="http://www.avalonatlexingtonhills.com">www.avalonatlexingtonhills.com</a>
<b>Franklin School</b> 7 Stedman Road	38 rental apts. of which 30 are affordable to low and moderate income.  1, 2 and 3-bedroom apartments	<b>30 Affordable apts.</b>  *10 very low inc. at ≤50% AMI  *20 moderate inc. at ≤120% AMI	Low Income Rents are 30% of income with Section 8 voucher.  Mod. Income Rents \$990 for a studio, \$1375 for 1BR, \$1650-\$1800 for 2BR and \$2200 to \$2300 for a 3BR townhouse.  Heat included. Pay electric and hot water.	10 Low income filled in cooperation with the <b>Lexington Housing Authority</b> ; 4-6 year waitlist.  20 Moderate income units 3-5 year waitlist.	<b>The Community Builders, Inc.</b> 7 Stedman Road Lexington, MA 02421 <b>781- 863-1810</b> <a href="http://www.FranklinSchoolApts.com">www.FranklinSchoolApts.com</a>  <b>Lexington Housing Authority</b> One Countryside Village, Lexington, MA 02420 <b>781-861-0900</b> <a href="http://www.lexingtonhousingauthority.org">www.lexingtonhousingauthority.org</a>
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<b>LexHAB Scattered Site Housing</b>	64 rental apts. In single family, duplexes and condominium units scattered though the Town.	<b>64 Affordable apts.</b> Serving ≤80% Median income	Rent, including utilities, not to exceed 30% of tenant income.	Applications reviewed when unit available. All qualified will be interviewed by Board. Award based upon greatest need. Less than 5 units turn over /year.	<b>Lexington Housing Assistance Board, Inc. (LexHAB)</b> 4 Militia Drive, Suite 3 Lexington, MA 02421 781- 863-5362 <a href="mailto:lexhab@verizon.net">lexhab@verizon.net</a>
<b>Katahdin Woods Apts.</b> 1 Katahdin Drive	128 rental apts. of which <b>26</b> are affordable  * 8 1- bedrooms * 12 2-bedrooms * 6 3-bedrooms	<b>26 affordable apts.</b> Serving ≤80% AMI (Area Median income)	Rent, including utilities, not to exceed Fair market rent. Subsidized renter pays 30% of income toward rent. LHA pays remainder of fair market rent via housing assistance directly to landlord.	Filled in cooperation with the <b>Lexington Housing Authority</b> , when available.	<b>Princeton Properties</b> 1 Katahdin Drive Lexington <b>781-862-1998</b> <a href="mailto:katahdin@princetonproperties.com">katahdin@princetonproperties.com</a> <a href="http://www.katahdinwoodsapts.com">www.katahdinwoodsapts.com</a>  <b>Lexington Housing Authority</b> One Countryside Village, Lexington, MA 02420 <b>781-861-0900</b> <a href="http://www.lexingtonhousingauthority.org">www.lexingtonhousingauthority.org</a>
<b>1Pine Grove Village</b> Worthen Road	16 unit cooperative, with 5 affordable apartments.  * 2 2- bedrooms * 1 3-bedroom * 2 4-bedrooms	<b>5 affordable apts.</b> Serving ≤80% AMI <b>One time Coop fee:</b> 2br (4 shares) \$780 3br (5 shares) \$975 4br (6 shares) \$1170 (Shares paid back at move-out, if resident over 1 yr)	Affordable Rents are 30% (for Section 8) or 40% (for MRVP) of income, with gas heat, and water included. Electricity paid separately. Remainder of rent paid via Lex Housing Authority or MBHP with assistance directly to landlord.	<b>Rarely turn over.</b> Units filled in cooperation with the <b>Lexington Housing Authority</b> and Metropolitan Boston Housing Partnership (MBHP).	<b>Alan Slawsby &amp; Assoc.</b> 40 GroveStreet, Suite 350 Wellesley,MA 02482 (781) 237-6498  <b>Lexington Housing Authority</b> One Countryside Village, Lexington, MA 02420 <b>781-861-0900</b> <a href="http://www.lexingtonhousingauthority.org">www.lexingtonhousingauthority.org</a>
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<b>Countryside Manor</b> 425 Woburn Street	51 rental apts. 25 are affordable.  All 2 bedroom apts.	<b>25 Affordable apts.</b> 13 at ≤80% AMI 12 at ≤120% AMI	Low income rent: \$1,475 Mod income rent: \$1,800  Includes heat	Little turnover with short waiting list; typically less than one year.	<b>Woodhaven Realty</b> 424 Marrett Road Lexington, MA 02421 781-862-2632 <a href="mailto:info@woodhavenrealty.net">info@woodhavenrealty.net</a> <a href="http://www.woodhavenrealty.net">www.woodhavenrealty.net</a>
<b>Youville Place</b> 10 Pelham Road	92 Assisted Living units of which 20 (all studios) are affordable:  10 Group Adult Foster Care (GAFC) Units  10 Affordable Units	<b>20 Affordable apts.</b>  10 GAFC : gross income ≤ \$1,172/mo, \$2000 in assets + need daily assistance for personal care.  10 at ≤80% AMI:	GAFC rent: Subsidized by govt. Call for details.  Affordable fee: \$3,033 includes services: Utilities, 3 meals and 1 hr. personal care/day. Weekly linen service housekeeping, and activities. Phone and cable paid separately.	Short to no waitlist.  Contact Claudia Wilson for information.	<b>Youville Place Assisted Living</b> 10 Pelham Road Lexington, MA 02421 <b>781.861.3535</b> Claudia Wilson, Dir. Of Marketing <a href="mailto:info@youvilleassistedliving.org">info@youvilleassistedliving.org</a> <a href="http://www.youvilleassistedliving.org/">www.youvilleassistedliving.org/</a>

Affordable rental properties typically utilize Income Limits defined by the U.S. Department of Housing and Urban Development (HUD). These income limits are adjusted annually and includes adjustments for household size. Income limits as of December 11, 2012 are:

Household Size	1 Person	2 People	3 People	4 People	5 People	6 People
<b>30% of AMI</b>	\$19,850	\$22,650	\$25,500	\$28,300	\$30,600	\$32,850
<b>50% of AMI</b>	\$33,050	\$37,800	\$42,500	\$47,200	\$51,000	\$54,800
<b>80% of AMI</b>	\$47,150	\$53,900	\$60,650	\$67,350	\$72,750	\$78,150

\*These income limits may not be applicable to projects financed with Section 42 Low Income Housing Tax Credits (LIHTC) or section 142 tax exempt private equity bonds.